



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft LANDMARKS COMMISSION

Monday, May 9, 2011

4:45 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 6 -

Ald. Marsha A. Rummel; Stuart Levitan; Christina Slattery; Daniel J. Stephans; Michael J. Rosenblum and Erica Fox Gehrig

Excused: 1 -

Robin M. Taylor

APPROVAL OF MINUTES

A motion was made by Levitan, seconded by Slattery, to APPROVE the April 11, 2011 meeting minutes.

The motion passed by a voice vote/other.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [21092](#) 1301 East Washington Avenue - Gisholt Machine Company - Designated Landmark - Exterior alterations including addition of new doors at rear loading area and changing some existing frosted glass to clear glass.

Douglas Kozell, 621 Williamson Street, briefly described the project. Mr. Kozell explained that the Owner is interested in installing windows in existing masonry openings.

A motion was made by Rummel, seconded by Slattery, to APPROVE the Certificate of Appropriateness for the proposed window replacement project as submitted.

The motion passed by a voice vote/other.

2. [22243](#) 1440 East Johnson - Tenney Park - Designated Landmark - exterior alteration (also Legistar #21918).

Contact: Sally Swenson, City Engineering

Sally Swenson, City Engineering, briefly explained the project. Ms. Swenson explained that the bridge/culvert would undergo a restoration that includes the straightening of the masonry head walls and the replacement in kind of some damaged stones, but that the appearance would not change from what is existing.

Mr. Stephans requested that City Engineering specify an appropriate pointing mortar that is not portland cement based.

A motion was made by Levitan, seconded by Rosenblum, to APPROVE the Certificate of Appropriateness for the exterior alteration as submitted. The motion passed by a voice vote/other.

3. [22245](#)

3255 Monroe Street - UW Arboretum - bike path repaving project near Wheeler Council Ring (also Legistar 21923).
Contact: Tony Fernandez, City Engineering

Tony Fernandez, City Engineering, briefly described the project. Mr. Fernandez explained that the Board of Public Works requested that the Landmarks Commission review the proposed bike path near the Wheeler Council Ring at the Arboretum.

A motion was made by Levitan, seconded by Rosenblum, to convey to the Board of Public Works the Landmarks Commission comment that the bike path resurfacing project would have no adverse affect on the council ring. The motion passed by a voice vote/other.

UNFINISHED BUSINESS

4. [21481](#)

To approve the Madison Sustainability Plan.

Jeanne Hoffman, City Engineering briefly presented the Draft Sustainability Plan. Ms. Hoffman explained that the Sustainable Design and Energy Committee is collecting comments from Committees and Commissions and outside interest groups.

Mr. Levitan noted that including a county program in a city plan is problematic (page 17 and 18). He suggested that "mixed-income buildings" become "mixed-income housing" and that Goal 3 might be a place to reference the preservation and/or reuse of existing buildings (page 18). Ms. Gehrig suggested that the Plan use the National Trust for Historic Preservation statement on sustainable treatment of historic buildings as a benchmark. Mr. Levitan suggested that historic preservation and the Landmarks Ordinance could be referenced on page 29.

Mr. Stephans noted that the similarities between preservation and sustainability are numerous and that sustainable design does not need to destroy cultural resources to make a building energy efficient. He suggested that the Plan recognize the cultural resources inherent in the built environment and not ignore the importance of the existing building.

Ms. Gehrig commented that historic preservation is an important part of the Plan and should either be included in each section or have a new goal related specifically to historic preservation issues. Mr. Rosenblum suggested that the Arts, Design and Culture section would be an obvious place to include preservation issues and that the Planning and Design section could use a phrase about preservation.

Ms. Gehrig suggested that the Sustainable Design and Energy Committee should discuss the Plan with the Madison Trust for Historic Preservation.

Mr. Levitan noted that removing existing buildings is not something the Landmarks Commission would want to endorse (page 58). Alder Rummel suggested that heritage tourism be included (page 39) as a way to encourage economic development.

Ledell Zellers, 510 North Carroll, registered to speak in neither support nor opposition about the Plan. Ms. Zellers read from the report by Charles Quagliana that was written about the historic importance of the Steensland House and suggested that similar language be included in the Plan.

Jason Tish, 2714 Lafollette Ave., registered to speak in neither support nor opposition about the Plan. Mr. Tish noted that the demolition of existing buildings accounts for substantial green house gas emissions. The Plan must address the issues of construction and of demolition, but should incorporate the issues of historic preservation. Mr. Stephans added that there should be a recommendation about waste management or recycling.

A motion was made by Rosenblum, seconded by Ald. Rummel, to Return to Lead with the above Recommendation(s) to the SUSTAINABLE DESIGN AND ENERGY COMMITTEE. The motion passed by voice vote/other.

INFORMATIONAL PRESENTATION

5. [21945](#) 1001 University Avenue - PUD(SIP), St. Francis Episcopal Student Center Redevelopment - Relocation of the St. Francis House and Construction of a Twelve-Story, 90-Unit Residential Building. 8th Ald. Dist.

Randy Bruce, 7601 University Ave., briefly presented the proposed project. Mr. Bruce explained that the proposed project would relocate the 1929 section of the St. Francis House toward Luther Memorial to allow an L-shaped residential development on Brooks Street and the alley. The residential tower would be 12 stories in the corner of the L-shape and would step down to 4 stories toward University Avenue and Luther Memorial. This massing would also maintain the visibility of the Luther Memorial steeple along University Avenue. Mr. Bruce explained that sun studies have been produced. He explained that the St. Francis House would be restored in the area of the later addition to its original appearance.

There was general discussion about the proposal.

Pastor Brad Pohlman, 1021 University Avenue (Luther Memorial), registered in opposition. Pastor Pohlman explained that he had been involved in discussions about earlier proposals and that he still has issues to convey. He explained that he is skeptical that sunlight issues have been addressed and that noise issues will not be an unfortunate result of the design. He noted that since the construction of the Grand Central development, the west side of Luther Memorial stays in shadow and has suffered from water infiltration.

Brian Ohm, 249 South Segoe Road, registered in opposition. Mr. Ohm noted numerous negative impacts of the proposed development including...He explained that he has significant concerns about the massing and scale of the proposed design.

Eugene Devitt, 28 East Gilman, registered in neither support nor opposition. Mr. Devitt noted that the arguments that Luther Memorial is using in opposition to the proposed St. Francis development are the same arguments used by preservationists against the Grand Central development.

Mr. Levitan explained that moving St. Francis House and restoring it is a good solution. Ms. Gehrig expressed concern for the loss of green space and the demolition of the 1964 addition. Mr. Levitan noted that he did not believe the Landmarks Commission would issue a Certificate of Appropriateness for the proposed development if sunlight is diminished for Luther Memorial.

A motion was made by Levitan, seconded by Rosenblum, to Receive an Informational Presentation and to convey the following Landmarks Commission comments to the Urban Design Commission and Plan Commission.

The Landmarks Commission believes that St. Francis House and Luther Memorial Church are both eligible for local landmark designation. The Landmarks Commission is further aware that an application is pending for local landmark designation for Luther Memorial Church. While the Landmarks Commission has no jurisdiction over this proposal at this time, the Commission has concerns that given jurisdiction, it would not grant a Certificate of Appropriateness for the new development proposal adjacent to a landmark unless the following concerns were addressed:

- 1) The development on the adjacent site shall not adversely affect the natural light that reaches the sanctuary at Luther Memorial Church.**
- 2) The development on the adjacent site shall not adversely affect the enjoyment of the Luther Memorial Church site with increased noise and privacy issues.**

The motion passed by voice vote/other.

NEW BUSINESS**6. [20957](#) Buildings proposed for demolition - 2011**

There was no discussion about the demolition of 1810 Waunona Way.

Ms. Ledell Zellers, 510 North Carroll, registered in opposition to the demolition of the Steensland House. Ms. Zellers noted the Steensland House is a contributing structure in the Mansion Hill National Register Historic District. She read from the Charles Quagliana report that explained the historic importance and good interior condition of the Steensland House. She explained that an independent architectural study had been done to show that the Steensland House could be moved within the block and the proposed programmatic spaces could still be accommodated.

Eugene Devitt, 28 East Gilman, registered in opposition to the demolition of the Steensland House. Mr. Devitt explained that the interior is intact and that the Steensland House should remain on the block to relate to the houses on the opposite side of Carroll Street because they are going to lose their context also.

A motion was made by Rosenblum, seconded by Gehrig, to convey to the Applicant that the Landmarks Commission will continue to oppose the demolition of the Steensland House.

7. [07804](#) Secretary's Report

Staff will discuss a joint meeting with the Urban Design Commission in June or July and report back to the Landmarks Commission.

ADJOURNMENT

A motion was made by Gehrig, seconded by Rosenblum, to Adjourn at 6:45 p.m. The motion passed by voice vote/other.